

# Shoreline Master Program

## Summary of Changes

Planning Commission Deliberations

December 16, 2009



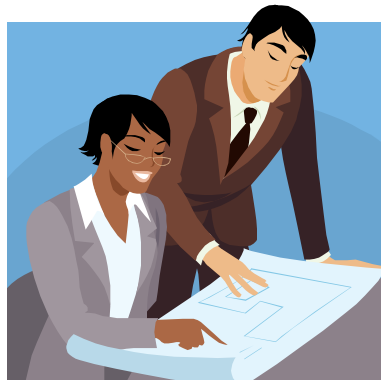
# Recognize Vested Projects

- Add section to the preamble of the ordinance that states projects vested before the date of the ordinance are not subject the standards of the SMP unless the project is substantially modified



# Place policy language in the Comprehensive Plan Element

- Policies and objectives related to the environment designations have been moved
- Policies related to shorelines of statewide significance have been moved
- Relocate some informational text about shoreline functions to the conservation policies



## Critical Areas

- **Met with Ecology on the application of critical areas language for wetlands in the shoreline**
- **Draft contains place holder language adopting the Ecology's standard wetland classification system and standard buffers**
- **Supplemental material includes specific language to adopt in this section**



# Bulk Standards Table

- Number of clarifications made
- Single-family height lowered to 30'
- Additional clarifications needed on the line building heights in water





# Shoreline Uses

- **Compiled a use table (will add a legend to the symbols on the table)**
- **Moved or removed some of the descriptive text which prefaced the regulations in each section**



# Piers and Docks

- Reorganized this section to make it more user friendly
- Put design standards in a table
- Will remove the piling section on the table because the same information is covered in the design criteria
- Maintenance and Repair thresholds raised slightly, but still working to find the right standard here



# Dredging

- **Modified to allow limited maintenance dredging in areas that have historically allowed dredging**
- **Restricted to areas outside of public aquatic lands, consistent with DNR comment**





# Shoreline Protection/ Bulkheads

- Reorganized this section to make it more user friendly
- Clarified section on repair and maintenance
- Will add further clarification on the retention of existing shoreline stabilization structures where a documented need exists



# Non-conformity

- Placed standards in a table
- Will add clarifying language to the section on the removal of bulkheads to indicate that bulkheads permitted by other provisions of the SMP will be allowed to remain



# Definitions

- Eliminated some definitions that were applicable in the old SMP, but not in this one.



# Public Comment Period

- This draft published on the City website on December 10<sup>th</sup>
- Will accept comments and clarifications on this draft until December 30<sup>th</sup>
- Any clarifications or corrections will be communicated to the Planning Commission prior to the next meeting
- Staff will ask for a recommendation to Council at the next Planning Commission meeting